

RIVER FOREST PROPERTY OWNER'S ASSOCIATION
BOARD OF DIRECTORS

AUGUST 14, 2007

MINUTES

ATTENDING

ROB PIERCE, PRESIDENT
HERB FLORIS, VICE-PRESIDENT
SAL SALIERI, DIRECTOR

1. CALL TO ORDER

The meeting was called to order by Rob Pierce at 6:05 p.m. A quorum was established with 3 directors present.

2. AGENDA

1. Call to order
2. Approval of Prior Meeting Minutes
3. Treasures report
4. Property Manager Report
5. Old Business
 - A. Washout next to clubhouse parking lot
 - B. Recreational Facilities Committee
 - C. Appointment to fill open board seat
 - D. Policy Manual
3. New Business
 - A. Change Monthly meeting day and time
 - B. Security Service
 - C. RV Boat Storage
 - D. Resume collections on delinquent accounts
 - E. Budget Committee

3. MOTIONS

Item:

Approval of July 18, 2007 Meeting minutes.

Motion by Salieri 2nd by Floris to waive reading and approve minutes from July 28 2007

Board of Directors meeting. Floris was appointed to do the minutes for this months meeting. Motion passed by unanimous consent.

Item:
Treasures Report

No Treasures report as Zornosa was not at meeting.

Item:
GRS Report.

Motion by Pierce, second by Floris to discuss.
Motion passed by unanimous consent.
Jay reported that the work that the tree was taken down by the docks, fitness room had its bi-monthly maintenance, warning letters sent out for violations, air conditioner was repaired, Palmeri is scheduled to meet on the 24th about lawn contract, signs will be done for fitness room, touch up paint will be researched and Captec will be here soon to evaluated the washout area.

OLD BUSINESS

Item: Wash out

Motion by Floris, second by Pierce to discuss.
2 bids will suffice for pricing on this item.
Champion contracting will be in the area in the next 2 months and will be able to do the work. Item Tabled but is a urgent item to deal with.

Item. Grievance committee

Motion by Pierce, seconded by Floris to discuss.
We have 6 people on the list. Rob will have the Committee formed by the next meeting. Tabled.

Item. Recreational Committee

Motion by Pierce, second by Salieri to discuss.
Sal will head this committee with 2 RFPOA and 1 River Marina on the committee. Motion to Appoint Sal and Rob passed.

Item. Appointment to fill open board seat.

Motion by Floris, second by Pierce to discuss.
Board members will talk to neighbors about giving Resumes for the open board seat. Position will be

Filled at the next board meeting. Item tabled.

Item. Policy Manual.

Motion by Pierce, seconded by Salieri to discuss.
Sheila Fernley gave a detailed report on the
Recommendations from the committee on changes
To the docs.

Motion by Pierce 2nd by Floris to
Accept the changes as amended on Attachment 1.
Passed.

New Business.

Item: Change day and time of board meeting

Motion by Pierce 2nd by Floris to change the
Day of monthly board meeting to 3rd Tuesday
Of the month at 6 p.m. Passed.

Item: Security Service.

Motion by Pierce, second by Salieri to discuss.
It is recommended that any Property owners call
911 if they have issues with people at the clubhouse
We do not have monies to have a security service
At this time.

Item: RV boat storage area committee.

Motion by Pierce, seconded by Floris to discuss.
Committee is working on rules and will have a
Meeting with the rules committee on this issue.
They are currently going through the list of people
that are in the storage area and would like to send a
letter requesting the insurance and ownership of all
Boats and RV's in the storage area. Ten people are
on the waiting list currently and they will do their
best to find spots for them.

Motion by Pierce and seconded by Floris to do the
following, regarding the RV Boat Storage Area:

1. Send a letter to spots observed in the last
inspection to be vacant requesting an
explanation as to why the spot is vacant, and
to request a copy of the current registration
for the vehicle in each spot.

2. Send a letter to all residents with items in the storage area, excepting for those receiving a letter because their spot was vacant, and request a current copy of registration and insurance. Provide 20 days for a response.
3. Adopt a policy that all vessels stored in the RV Boat storage area be owned by a River Forest resident.
4. Provide for towing of items parked in violation of policies adopted for the RV Boat storage area.

Motion Carried

Item: Budget Committee.

We are looking for volunteers to serve on the budget committee

Motion by Pierce, seconded by Floris to Adjourn.
Motion passed.

Meeting adjourned at 8:41 p.m.

Respectfully submitted,

Herb Floris VPRFPOA

Attachment 1: Policy Manual Amendments

Section	Subgroup	Ref	Description	Amendments
1	a	A1	Assessments Collection Procedure	<ul style="list-style-type: none"> Reduce late fee to \$25. (Cannot fine more than \$25 per assessment) Increase to 45 days time for resident to pay before lien and foreclosure proceedings (per Attorney)
1	b	A2	Late Notice (replaces late notice page approved 6/15/07)	<ul style="list-style-type: none"> Reduce fee to \$25 Discontinue form previously approved 6/16/07
1	c	A3, A4, A5, A6	Legal Forms: Assessment Collection Forms, Demand Form Letter, Claim of Lien Form, Lien Notice, Pending Lien Action	None
1	d	B1	Fines Collection Procedure	<ul style="list-style-type: none"> Make letter provided by Rules Committee the second notice. Add a first notice.
1	e	B2	Notice of Non-Compliance, First Notice of Non-Compliance	None
1	f	B3, B4	Attorneys Letters	<ul style="list-style-type: none"> Table to allow review by attorney
2	a	A1	New Members Procedure	None
2	b	A2, A3	New Members Letter, and Access Card Form	None
2	c	A4	Fitness Center Form	None
3		A1	Street Use Policy	<ul style="list-style-type: none"> Table : Need to address acceptable short term parking, guest parking, hardship cases

Section	Subgroup	Ref	Description	Ammendments
4	a	A1	Architectural Procedures	<ul style="list-style-type: none"> • Post minutes on the POA website • Copy minutes to Board Secretary
4	b	A2, A3	Architectural Application, Architectural Review Checklist	
4	c	A4	Architectural Approval Letter to Resident	None
4	d	A5, A6	Architectural Denial Letter to Resident	None
4	e	A7	Architectural Guidelines	None
5	a	A1	Rental/Lease Procedure	None
5	b	A2, A3	Rental/Lease Policy Form	None
5	c	A4	Conveyance Form	<ul style="list-style-type: none"> • Remove this form
9			General: Incident Reports Process, Incident Reports Form	Add Incident Reports